Mun
1876-77

6 76

Mc 1-12

Proposal for purchase of a building for municipal office in Bangalore

Indexed
KR

The main roof is single coupled, the rafters bending and weak. The floor is much out of repair. The side roofs require re-tiling, some new rafters and closer spacing. The worth of this building is probably Rs 800.

5. The Sanitary Office is a brick and stone in clay structure, in tolerable order, with however a weak coupled roof. Floor out of repair, and weak and old verandah roofs. Its value may be considered to be Rs 500.

6. The out buildings are numerous, but in a generally dilapidated condition. Their total value I do not consider more than Rs 300.

7. The Entrance gates are broken.

There is only a mud wall round compound on three sides which seems to belong to the adjoining owners. —

9. An outlay of from Rs 1500 to 2000 will be needed to put the buildings into sufficient order as Municipal Offices owned by the Municipality.

10 I am disposed to value the buildings alone at Rs 3000 at most

11 As to the value of the land I am not in a position to make a valuation

2017. 13125

Q 34431

From The Temporary Chief Engineer of Mysore

To Secretary to Chief Commissioner, General Department.

Dated 3d & 4th September 76

Despatched

Received 4-16

ENCLOSURES NO 3 -

General No. 3068 } 1876-77.
No.

Secretary's No 5089 of 18th " Claims Department to depute an Officer to inspect and report on the building now occupied by the Cantonment Municipal Office.

Sir, Returning the original enclosures, I have the honor to forward herewith a report from the building inspecting officer (Executive Engineer Bangalore - Polar Division. -

I have the honor to be Sir Your most obedient Servant

Lieut Colonel
Temporary Chief Engineer of Mysore

Received
5th September 1876.

The building is valued at Rs 3000 - site which measures abt 3 acres may be valued at Rs 500 per acre or Rs 1500 in all Rs 4500 — the sum for which the Government proposes to purchase the premises is Rs 7500 is certainly exorbitant. Perhaps we may offer Rs 5000.

8/9/76

Encl this enclosure Secy's letter & Pres Municipal Commr's Observations on the Executive Engineer's Report on the condition & probable value of the building ~~stated therein proposed at Rs 5000~~, in ~~Estimates at Rs 5000~~, in proposed sale to Govt Secy to Govt. The head Commissioner should please advise Govt Secy accordingly by 8/9

9/9 (9)

9/9/76

Caxton Press.

No 1209
2-8-76
1876.

2-76
131

From

The President,

Cantonment Municipal Commission,

Bangalore.

To

The Secretary to Chief Commissioner,

General Department.

Dated.

Despatched.

Received

Enclosures No.

General No. 12

No.

I recommend that the Chief Commissioner may be pleased to sanction the proposal as the premises is now occupied by this Cantonment office and is necessary

Road.

to the Finance Department from Rs: 19,701/- the amount realized by sale of Land Municipal Limits ded at the Madras Bank and not carried to the Current Income of the Municipality for Expenditure.

The Title Deed No 676 dt 2nd July 1853 furnished by the owner of the premises is enclosed for information and absolute return

I have the honor to be

Sir

Your Most Obd Servant

Superintendent Cantt

Bang Cantt

To

The

P.S. Enclose also a sketch plan of the premises shewing the total Area of the ground attached to the Building

No. 123402 Office of the Municipal

Bangalore 18

From

The President,

Cantonment Municipal Commission

Bangalore.

To

The Secretary to the

Chief Commissioner of Mysore.

Sir

I have the honor to acknowledge the receipt of the Proceedings of the Chief Commissioner of Mysore No. 9885/F.613 d/20" and with reference to para 6 relating to the Construction of a building for the Municipal Offices in order to obviate the heavy annual charge for House Rent, I beg to state that I am in negociation with the owner for the purchase of premises No. 12 Residency Road at present occupied as Municipal Offices the Amount for which the Board may obtain these premises is Rupees 7,500/ thousand five hundred - the building is Centrically situated and well suited for the requirements of the Commission and I therefore beg to recommend that the Chief Commissioner may be pleased to Sanction the purchase of the same

1876-77.

From

The Secretary to the Chief Commissioner of Mysore.

To

The Chief Engineer Mysore

Dated 18
Despatched " } August 76.
Received 21st

ENCLOSURES NO. 2 { 1 original letter, 1 Plan

General No. 5089
P.W.D. No. 57

Forwards letter* No. 1234 of the 25th Ultimo, from the President, Bangalore Cantonment Municipal Commission, ~~requesting~~ regarding the purchase of the Premises now occupied by the Cantonment Municipal Office, No. 13 Residency Road, together with a plan* ~~of the Premises~~ and requests that the Chief Engineer will be good enough to depute ~~one of the Executive Engineers~~ a Superintending Officer to inspect, and report on the building, ~~with a valuation of the Premises in question.~~ for sale.

* to be returned when no longer required

Offg Secretary

Form No. 9.

No 156.
1876.

The President may be informed that the Ch Engr has been requested to depute a Competent Officer to inspect & report on the building, and that no final order can be passed until the report of the Ch Engr is received

Await report of Ch Engr. to be received & a Comm'n for 3 days sent 22/8/76 23/8

From

The President,
Cantonment Municipal Commission,
Bangalore.

To

The Secretary to Chief Commissioner,
General Department.

Dated.

Despatched. 19th August 1876

Received. 19
21st

Enclosures No.

General No.

No.

This Office Docket No. 1234 dated 25th Ultimo forwarding a Title deed and plan of premises No 12 Residency Road now occupied by the Municipal Office and requesting to obtain the Chief Commissioners sanction for the purchase of the building for Rupees 7,500/ the cost to be met from Rupees 19,704/. the amount realized by sale of land within Municipal limits funded at the Madras Bank and not carried into the current income of the Municipality Vide

Coxton Press

I have the honor to invite the Secretary's attention to the above and to solicit that early sanction be obtained for the same.

End. from President Mun. C. Comm.
Bangalore Cantonment

From

The Secretary to the Chief Commissioner of Mysore.

To

The Chief Engineer

" Mysore

Dated 29 " August 76

Despatched "

Received "

ENCLOSURES NO. "

General No. 5382

P.W.D. No. 54

His office docket No. 5089/51 of the 18th instant forwarding letter No 1234 of the 25th ult. from the President, Municipal Commission Bangalore proposing the purchase of the premises now occupied by the Cantonment Municipal office, No 12, Residency Road, together with a plan, and requesting that the Chief Engineer would be good enough to depute a competent officer to inspect, and report on, the building

---

Invites early attention to the above, as the Commrs of the Mc H. have given an written reply thereto [illegible] orders

[illegible] Secretary

1876-77. C 1st 105.

From

The Secretary to the Chief Commissioner of Mysore.

To

The President to
Cantonment, Municipal
Commission. Bangalore

Dated 12th
Despatched —— } September 76.
Received 13/9/76

ENCLOSURES NO. One

General No. 5736
G No. 988

His letter No. 1234 of the 25th July last, proposing the purchase of the premises No. 12 Residency Road for the Municipal office.

Referring to the above observations that from the enclosed report x of the Executive Engineer Bangalore Kolar Division, No. 622/2620 of the 1st inst, as to the condition and probable value of the building, the proposal submitted by the President would seems to need re-consideration. The price put on the premises appears to be excessive.

x to be returned.

932 Offg Secretary

1924 O. 4117
1876-76
187 .
190

From

The President,

Cantonment Municipal Commission,

Bangalore.

To

The Secretary to Chief Commissioner,

General Department.

Dated.

Despatched. 2 September 1876

Received 2 " "

Reg^d " "

Enclosures No.

General No. —

No.

Reporting on the proposed valuation of Premises No 12 Residency Road proposed to be purchased for Rs: 75000/-

E. Rustin

Ex.

26-9-76

35

No. 1925

Office of the Cantt. Municipal Commission

Bangalore 25th Sept 1876

From

The President,

Cantonment Municipal Commission

Bangalore.

To.

The Secretary to the

Chief Commissioner of Mysore.

Sir

With reference to your No. 5736/988 of the 12th Inst ant, forwarding Copy of Captain Fraser's report of valuation of Premises No. 12 Residency Road, and remarking that the price put on the premises appears to be excessive and would seem to need reconsideration, I have the honor in reply to observe that while feeling myself quite incompetent to offer any opinion as to the Correctness or otherwise of the valuation statement submitted by Captain Fraser it seems right I should state that previous to my submitting my application for permission to purchase these Premises on behalf of the Municipality I had the whole of the buildings carefully examined and valued by Mr Gayner the Municipal Executive Engineer, An Official who, from his long Connection with the Municipality, and lengthened local experience, was thoroughly

thoroughly Competent to offer an Opinion as to the value of House Property in this station Mr. Gaynow gave it as his opinion that the Premises and Compound were well worth Rupees 8,000/. and taking into Consideration the situation of the Premises the large area of ground attached to them and the rental they have always hitherto realized I Consider that the price now asked by the Proprietor viz/: Rupees 7500/. is in every respect fair, and Equitable, I may observe that the Municipality now receive for their Capital funded in the Madras Bank 3½ per Cent interest, the rent paid by them for their present Office is Rupees 60/. per Mensem or Rupees 720/. per Annum, this Amount if Capitalized at the rate of 8 per Cent would represent a sum of Rupees 9000/. The purchase of the Premises therefore as proposed would thus effect a Considerable and immediate saving to the Municipality.

I have the honor to be
Sir
Your most Obedient
Servant

Ed. Jr.

Presidential Commr
Board of Revenue

187 No 6747 / 1135

From

The Secretary to the Chief Commissioner of Mysore.

To

The President
Cantt Municipal
Commrs

Dated
Despatched 18 October '76.
Received 18/10/76

ENCLOSURES NO.

General No. 6747
G No. 1135

Ans letter No 1925 of 25th ultimo, reporting upon the Estimated valuation of premises No 12, Residency Road, proposed to be increased from Rs 7500/ to.

Request the return of Captain Fraser's report forwarded with this office docket No 5736 of 12th ult 76, and also the submission of the Engineer Estimate referred to in the above letter.

By order

Sig Secretary.

192
-11-4

Form No. 9.

E-4532
199 L

187

From

The President,

Cantonment Municipal Commission,

Bangalore.

To

The Secretary to Chief Commissioner,

General Department.

Dated.

Despatched. 11 October 1876

Received. 13 —

Enclosures No. 2

General No. 2054

No.

Sir No. 6744/1135 dated 9- instant. re question of the return of Capt Travers report of valuation of premises 1012 Residency Road, and also Mr Gaynor's estimate of the drainage &c.

I have the honor to return Capt Travers report asked for in the above and to inform that Mr Gaynor's estimate is a rough

Orr and no written report
on valuation statement
is as obtained from him.

Yours dutifully
Edgar Conte

P.S. Enclosed is an estimate
of the valuation of the above-
named premises made by
the Silver Creek Fire Engine
to be called for by me
when no longer required

ation

mate of the Premises
Municipal Commission

Jersey road occupied

Cantonment

Engineers Office			Sanitary Inspector Office			Oak Horses			Compound wall and ground			Grand Total
Quantity	Rate	Amount	Quantity	Rate	Amount	Quantity	Rate	Amount	Quantity	Rate	Amount	
									5	816	2	
									14	816	60	
									5			
									37	1530	143	
									129	1509	23	
									218			
									10			
									18			
									16			
									4			
									343			
									395			
									16			
										4	15	60
										6922	2	865
												10519
									1242			1153

1595

Dy 701
30.6.76

Bangalore
Municipality

Valuation Estimate
of the Premises No 12
Residency Road occupied
by the Cantonment
Municipal Commissioner

[signature]
President Cantt Mun.
30.6.76

No and Nature of Tenement
Assessment
Rem

ation. mate of the Premises
Municipal Commission

ticulars of work

		President's Office				Ex.	
		Quantity	Rate		Amount	Quan	
Excavation	Cft	3732	"	"	1/2	10	14
Foundation	d°	3732	"	1	2	272	14
Basement	d°	1942	"	1	3	152	11
Superstructure	d°	7756	"	1	6	727	40
d°	d°	"	"	"	"	"	"
d°	d°	"	"	"	"	"	"
Arch work	d°	425	"	4	"	196	11
Plastering with Chunam	Sq.yrs	113	2	8	"	282	
d° Mud	d°	"	"	"	"	"	"
White washing	d°	67	"	3	"	13	
Color d°	d°	46	"	4	"	11	2
Flooring with Chunam	Sq.yrs	24 3/4	4	"		99	
d° Glines	d°	"	"	"	"	"	"
Running feet of Cornice work	Rft.	193	"	4	"	48	24
d° d°	d°	82	"	2	"	10	"
Wood work Teak	Cfts	57	3	"	"	171	2
d° Jungle	d°	283	2	4	"	637	"
Terrace Roofing	Sq.yrs	7 1/2	28	"	"	210	"
Bengal Terrace	d°	3	16	"		48	
Roofing with Reapers flat and pantiles	d°	30	16	"		480	2
d° with Bamboos Reapers and pan tiles	d°	"	"	"	"	"	"
Stone pillars	each	"	"	"	"	"	"
Columns	d°	"	"	"	"	"	"
Pairs of panelled and glazed doors and Venetioned	d°	20	25	"	"	500	"
d° d° Doors	d°	"	"	"	"	"	
Battened doors	d°	2	5	"	"	10	"
Window Shutters glazed and Venetioned	d°	11	20	"		220	
d° Battened	d°	"	"	"	"	"	
Sky lights	d°	6	5	"	"	30	
Pairs of gate	d°	"	"	"	"	"	"
Area of the Ground	Sq.yds	"	"	"	"	"	"
Estimated Cost of the Buildings Total Rs		"	"	"		4036	"
Present Valuation					3/4 of Cost	3027	

Bangalore
9 March 1876

7530
9 1256

W. C. C Office
Bangalore 31st Octr 1876.

To
The Chief Engineer
& Secretary to Govt
Mysore

Sir,

Adverting to your Docket
No 3068 of the 4th Sept 1876
forwarding a report from the
Executive Engr Bangalore-Nelamangala
Division on the building now
occupied as an Office by the
Cantonment Municipality,
I am directed to state that
having been once enjoined by
the President that the Owner
should not be pressed unreasonably
in the matter of an offer of Rs 7500
for the property in question,
the Chief Engineer will be prepared
to sanction its purchase,
provided that, after due in-
spection, you are of opinion
that it is worth that amount,
or that another building
with accommodation suitable
for the Cantonment Munici-
-pal Office, cannot be
built or purchased for a
sum less than Rs. 7500.

The file of Correspondence
relating to this Project,

No 1925 of 25 Sept -6
No 2065 of 11 Octr 76

To be subsequently returned

* I am sent by Genl Rennie, to enquire whether Colonel Elliott has written to you on the subject of the value of the house in question, and if so, to request that a copy of such correspondence may be forwarded to this office.

[illegible]

Worked in the morgens,
& hereafter journalized.

Rec. de

30/6/76

L'Hydrien

Le Duplex

Remarques.

Reçu 1er Vers. No 5157 f 3m Juillet 1876
Rec. Bijou. 1185. No 9885/613 f 20e Juillet 1876
Remarque Rec. 97. Lettre No 3880 f 24e Dec
Lettre & Facteurs.
Rec. Office. 0.05 No 1782/116 f 30e Juin 1876.
Le Phare Lettre No 1234 f 25e Juillet 1876
Rec. No 1521 f 15e Août 1876
Le Chiffre No 5089/51 f 18e Dec
Le Rec. No 5382/54 f 29e Dec
Rec. Rec. No 3068 f 4e Sept. 1876
Le Phare Rec. No 5736/988 f 12e Dec
Rec. Rec. No 1765 f 14e Dec
Rec. Rec. No 1845 f 20e Dec
Le Rec. No 6321/1075 f 25e Dec
Rec. Rec. No 1975 f 25e Dec
Le Rec. No 6747/1135 f 9e Oct 1876.
Rec. Rec. No 2069 f 11e Dec
Lettre 2 Facteurs.

The Chief Co
R. N. Dept
Ottawa

Dated 31st October.

Dated 2nd
Rec'd 16 Nov 76.
No 7530
4 1256

Encloses two
with two
accounts

Requests to be favored with his own opinion as to the value of the house occupied as Customs Office by the Municipality.

From the Commissioner

Mysore P. W. Department
Central Office
No 4249 Bangalore 9th December 1876

From

Lieutenant Colonel P. Ste. Johnson
Temporary Chief Engineer of Mysore

To

The Secretary to the Chief Commissioner,
General Department.

Sir,

I am requested in your No 7530 dated 12.56
31st October 1876 I have the honor to submit the following remarks on the Residency mou
recently required for Municipal Offices purposes, after having made a personal inspection of the same

II The Premises are of course worth to the
owner what they will fetch in the market,
what that may be I do not know, but as he
apparently cannot raise Rs 4500 on them, I
should doubt that being their market value
he now realizes (Rs 360 per annum net) which
capitalized at 8 per Cent, or twenty one
times (Rs Ann, equal to good Rs- but the buildings are in a much dilapidated state, and
several years rent will be necessary to put
them into even a decently habitable

Condition

ceed six mas value.

But whatever their market value may be, it does not at all follow that they are worth that sum as Government Offices. The walls are badly built and seriously cracked and flawed, but will no doubt stand for some years with attention and periodical repairs. The roof however (with the exception of the verandah in the President's Office) must be entirely removed and reconstructed with fresh wood work and materials. My opinion is that the buildings are altogether unfit for permanent public Offices, and that for that purpose, their value to Govt is only that of the site, and of what the materials will yield, which latter would be next to nothing.

If permanent Govt Offices are required, I should recommend another election being made, or new buildings being constructed.

V. Should it however be decided that the present buildings are all that is required, I submit a valuation of them as they stand, which I consider to be as much as they are worth. The value of the site should be added, as I am not in a position to give an opinion

opinion on that item:—

President's Office	2,432
Engineer's Office	1,446
Sanitary Inspector's Office	894
Out houses	1193
Compound wall	151
Total	5,416

Original enclosures of your letter are returned.—

I have the honor to be
Sir
Your Most Obedient Servant

J. Johnson Lieut Colo
Temply Chief Engineer of Mysore

Bangalore
9th December 1876

From Lie

To

Secretary to Chief Commissioner,
General Department.

Dated 9th December 1876

Despatched 9/12

Received 9/12

ENCLOSURES NO 4

General No. 2249 } 1876—77
No. /

Estimate & Report on the Building now occupied by the Municipal Office.

For Duplicate 3 ...

9 - 12 -

Proceedings of the Offg. Chief Comr. of Mysore

9988 / 1601 dy 16th January 1877.

Letter No. 4249 dated 9th Decr. 76, from the Offg. Chief Engineer,

No. dy

Order

Recd. 17

Recd. Letter No 1925 dy 25 Sep 76 from Resi Cantt. K.G. and previous correspondence relative to the proposed purchase by the Municipality of the buildings at present occupied as the Town Municipal Office.

Ref. to Com. & reference made thereon

The Chief Engineer has estimated the value of the materials of the buildings now occupied by the Municipal Office, as they stand, at Rupees 5416-- irrespective of the site, but he distinctly states that the materials will fetch next to nothing in the market, and the description given of the buildings in their present condition is very unfavorable.

2 If the materials could be valued at Rupees 5416-- and were available for another building, the Municipality would be losing the site which is a desirable one. Mr. Gordon thinks the sum asked, viz Rupees 7500-- would be reasonable, but as this is not the case, the Municipality would practically be buying little more than the site for that amount, besides being committed to

× The area of the buildings, & the Plan is a reasonable one, for Rs 7500 I think reasonable,

~~Considerable expense on a ricketty building.~~

3 Under these circumstances the Offg Chief Commr is not prepared to sanction the purchase, and considers it preferable to build new offices, if necessary.

Offg Secretary.

To.
The President. Cantonment
Municipal Commission.
Offg Chief Engineer.
Deputy Accountant Genl

Offg A.D.
6/1/77

29/12/76
GR

S. R
Ca
Circumstances appear of the purchase and consider it preferable to build a building not specially suited ~~[illegible]~~ Office - Bldgs

1677